

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING CHAPTER 12, "UNIFIED DEVELOPMENT ORDINANCE," SECTION 4.2, "OFFICIAL ZONING MAP," OF THE CODE OF ORDINANCES OF THE CITY OF COLLEGE STATION, TEXAS, BY CHANGING THE ZONING DISTRICT BOUNDARIES AFFECTING CERTAIN PROPERTIES AS DESCRIBED BELOW; DECLARING A PENALTY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COLLEGE STATION, TEXAS:

PART 1: That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, be amended as set out in Exhibit "A", attached hereto and made a part of this ordinance for all purposes.

PART 2: That any person, firm, or corporation violating any of the provisions of this chapter shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not less than Twenty-five Dollars (\$25.00) nor more than Two Thousand Dollars (\$2,000.00). Each day such violation shall continue or be permitted to continue, shall be deemed a separate offense. Said Ordinance, being a penal ordinance, becomes effective ten (10) days after its date of passage by the City Council, as provided by Section 35 of the Charter of the City of College Station.

PASSED, ADOPTED and APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

APPROVED:

\_\_\_\_\_  
RON SILVIA, Mayor

ATTEST:

\_\_\_\_\_  
Connie Hooks, City Secretary

APPROVED:

\_\_\_\_\_  
City Attorney

**EXHIBIT "A"**

That Chapter 12, "Unified Development Ordinance," Section 4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas, is hereby amended as follows:

*The following property is rezoned from R-4 Multi-Family and A-O Agricultural Open to C-1 General Commercial:*

*ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING 25.44 ACRES SITUATED IN THE ROBERT STEVENSON LEAGUE, ABSTRACT NO. 54, BRAZOS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 25.44 ACRE TRACT OF LAND AS DESCRIBED AS A 25.00 ACRE TRACT IN PARCEL 1 AND A 0.44 ACRE TRACT IN PARCEL 2, BOTH BEING DESCRIBED IN DEED FROM CSMC, LLC TO COLLEGE STATION HOSPITAL, L.P. OF RECORD IN VOLUME 3412, PAGE 180, SAID 25.00 ACRE TRACT ALSO BEING KNOWN AS TRACT "A", BLOCK THREE (3), REVISED BELMONT PLACE, SECTION TWO, AN ADDITION TO THE CITY OF COLLEGE STATION, BRAZOS COUNTY, TEXAS ACCORDING TO PLAT RECORDED IN VOLUME 959, PAGE 795, SAID 25.44 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE ATTACHED EXHIBIT B AND SHOWN GRAPHICALLY IN THE ATTACHED EXHIBIT C.*



**FIELD NOTES  
COLLEGE STATION HOSPITAL, L.P.  
25.44 ACRES  
VOLUME 3412, PAGE 180  
ROBERT STEVENSON LEAGUE, A – 54  
CITY OF COLLEGE STATION  
BRAZOS COUNTY, TEXAS  
AUGUST 28, 2003**

All that certain lot, tract or parcel of land being 25.44 acres situated in the ROBERT STEVENSON LEAGUE, Abstract No. 54, Brazos County, Texas, and being all of that certain 25.44 acre tract of land as described as a 25.00 acre tract in Parcel 1 and a 0.44 acre tract in Parcel 2, both being described in deed from CSMC, LLC to College Station Hospital, L.P. of record in Volume 3412, Page 180, said 25.00 acre tract also being known as Tract "A", Block Three (3), Revised Belmont Place, Section Two, an addition to the City of College Station, Brazos County, Texas according to plat recorded in Volume 959, Page 795, said 25.44 acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" Iron Rod found in the southeast right-of-way line of ROCK PRAIRIE ROAD for the most northerly corner, said corner being the most westerly corner of Lot 1, Block 3 of the L.O. BALL MEMORIAL SUBDIVISION, Phase 2 of record in volume 3582, Page 295, said corner also being the most northerly corner of said 25.00 acre tract;

THENCE S 33 ° 40 ' 47 " E, along the northeast line of said 25.00 acre tract and the southwest line of said Lot 1, and Lot 6, Lot 7 and Lot 8, Block 3 respectively of said L.O. BALL MEMORIAL SUBDIVISION, Phase 2, a distance of 1096.77 feet to a 5/8" Iron Rod found in the northwest right-of-way line of BIRMINGHAM DRIVE as recorded in Volume 1024, Page 826, for the most easterly corner, said corner being the most easterly corner of said 25.00 acre tract, said corner also being the most southerly corner of said Lot 8, Block 3;

THENCE S 56 ° 19 ' 13 " W, along the southeast line of said 25.00 acre tract and the northwest right-of-way line of said BIRMINGHAM DRIVE a distance of 350.00 feet to a 5/8" Iron Rod found for an exterior corner, said corner being an exterior corner of said 25.00 acre tract and also being the most easterly corner of the Zane Anderson et al Called 0.62 acre tract as described in Volume 4890, Page 7;

THENCE S 89 ° 47 ' 21 " W, along the south line of said 25.00 acre tract and the north line of said Called 0.62 acre tract a distance of 253.29 feet to a 1/2" Iron Rod found for angle point, said corner being the most easterly corner of said 0.44 acre tract and also being the northwest corner of said Called 0.62 acre tract;

THENCE S 48 ° 31 ' 16 " W, along the southeast line of said 0.44 acre tract and the northwest line of said Called 0.62 acre tract at a distance of 88.02 feet passing a 1/2" Iron Rod found for the most westerly corner of said Called 0.62 acre tract and the most northerly corner of the Zane Anderson et al Called 0.40 acre tract as described in Volume 4890, Page 7, and continuing along the northwest line of said 0.40 acre tract a total distance of 198.19 feet to a 1/2" Iron Rod found for the most southerly corner, said corner being the most southerly corner of said 0.44 acre tract and also being the most westerly corner of said Called 0.40 acre tract, said corner also being located in the northeast line of the City of College Station Called 34.47 acre tract as described in Volume 692, Page 506;

THENCE N 48 ° 01 ' 03 " W, along the southwest line of said 0.44 acre tract and the northeast line of said Called 34.47 acre tract at a distance of 194.64 feet passing a 5/8" Iron Rod found for the most westerly corner of said 0.44 acre tract and the southwest corner of said 25.00 acre tract and

continuing along the southwest line of said 25.00 acre tract and the northeast line of said Called 34.47 acre tract and the northeast line of the Texas Hotel Management Corp. Called 17.215 acre tract as described in Volume 3665, Page 248, respectively, a total distance of 1097.63 feet to a 1/2" Iron Rod found for an exterior corner, said corner being an exterior corner of said 25.00 acre tract and the most northerly corner of said Called 17.215 acre tract, said corner also being the most southerly east corner of the City of College Station Called 43.17 acre tract as described in Volume 448, Page 230;

THENCE N 17 ° 18 ' 19 " E, along the west line of said 25.00 acre tract and the east line of said Called 43.17 acre tract a distance of 33.00 feet to a 1/2" Iron Rod found for interior corner, said corner being an interior corner of said 25.00 acre tract and an exterior corner of said Called 43.17 acre tract;

THENCE N 42 ° 21 ' 16 " W, along the southwest line of said 25.00 acre tract and the northeast line of said Called 43.17 acre tract a distance of 206.95 feet to an "X" in concrete found in the southeast right-of-way line of said ROCK PRAIRIE ROAD for the most westerly corner, said corner being the most westerly corner of said 25.00 acre tract;

THENCE N 60 ° 08 ' 52 " E along the southeast right-of-way line of said ROCK PRAIRIE ROAD and the northwest line of said 25.00 acre tract a distance of 197.48 feet to a 1/2" Iron Rod found for the point of curvature of said right-of-way;

THENCE continuing along the northwest line of said 25.00 acre tract with said southeast right-of-way line around a curve in a clockwise direction having a delta angle of 18 ° 38 ' 31 " , an arc distance of 312.35 feet, a radius of 960.00 feet, and a chord of N 69 ° 28 ' 08 " E, a distance of 310.97 feet to a 1/2" Iron Rod found for the point of tangency of said curve;

THENCE N 78 ° 47 ' 23 " E, continuing along the northwest line of said 25.00 acre tract and the southeast right-of-way line of said ROCK PRAIRIE ROAD a distance of 549.63 feet to a 1/2" Iron Rod found for the point of curvature of said right-of-way;

THENCE continuing along the northwest line of said 25.00 acre tract with said southeast right-of-way line around a curve in a counterclockwise direction having a delta angle of 01 ° 38 ' 54 " , an arc distance of 29.34 feet, a radius of 1020.00 feet, and a chord of N 77 ° 57 ' 56 " E, a distance of 29.34 feet to the PLACE OF BEGINNING AND CONTAINING AN AREA OF 25.44 ACRES OF LAND MORE OR LESS, according to a survey performed on the ground on August 27, 2003, under the supervision of H. Curtis Strong, Registered Professional Land Surveyor No. 4961. North Orientation is based on rotating the northeast line of said 25.00 acre tract to deed calls in Volume 3412, page 180.





